

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Kevin G. McDonald, Esquire
Denise Carlon, Esquire
KML LAW GROUP, P.C.
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
Mill City Mortgage Loan Trust 2018-4, Wilmington
Savings Fund Societv. FSB. as Trustee

In Re:

James Morris
Jane Morris

DEBTOR(S),



Order Filed on November 5, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 16-33988 MBK

Chapter: 13

Hearing Date: November 5, 2019

Judge: Michael B. Kaplan

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: November 5, 2019


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of Mill City Mortgage Loan Trust 2018-4, Wilmington Savings Fund Society,

FSB, as Trustee, under

Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as 110 Courtland Avenue, Aberdeen Twp NJ
07747**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 District of New Jersey

In re:
 James Morris
 Jane Morris
 Debtors

Case No. 16-33988-MBK
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Nov 05, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 07, 2019.
 db/jdb +James Morris, Jane Morris, 110 Courtland Avenue, Aberdeen, NJ 07747-2214

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 07, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 5, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Alexandra T. Garcia on behalf of Creditor SANTANDER BANK, N.A. NJECFMAIL@mwc-law.com,
 nj-ecfmail@ecf.courtdrive.com
 Francesca Ann Arcure on behalf of Creditor Nationstar Mortgage LLC, as servicer for MTGLQ
 Investors, L.P. NJ_ECF_Notices@McCalla.com, NJ_ECF_Notices@McCalla.com
 Francesca Ann Arcure on behalf of Creditor Selene Finance, LP NJ_ECF_Notices@McCalla.com,
 NJ_ECF_Notices@McCalla.com
 Francesca Ann Arcure on behalf of Creditor Selene Finance, LP as servicer for MTGLQ Investors,
 L.P. NJ_ECF_Notices@McCalla.com, NJ_ECF_Notices@McCalla.com
 James J. Cerbone on behalf of Joint Debtor Jane Morris cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 James J. Cerbone on behalf of Debtor James Morris cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 Kevin Gordon McDonald on behalf of Creditor Mill City Mortgage Loan Trust 2018-4, Wilmington
 Savings Fund Society, FSB, as Trustee kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
 Melissa N. Licker on behalf of Creditor Selene Finance, LP as servicer for MTGLQ Investors,
 L.P. NJ_ECF_Notices@mccalla.com
 Melissa N. Licker on behalf of Creditor MTGLQ Investors, L.P. NJ_ECF_Notices@mccalla.com
 Sindi Mncina on behalf of Creditor U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR CVI
 CGS MORTGAGE LOAN TRUST I smncina@rascrane.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 12